



**Parmenter Grange, High Garrett, Braintree, CM7 5NQ**

**welcome to**

**Parmenter Grange, High Garrett, Braintree**

An impressive two bedroom duplex apartment set within the beautiful gated Victorian conversion of Parmenter Grange, offering character features, modern living and access to landscaped communal grounds, all positioned in the sought-after hamlet of High Garrett.



**Hallway**

**Landing**

**Bathroom**

5' 7" x 7' 3" ( 1.70m x 2.21m )

**Bedroom One**

15' 2" max x 15' 2" max ( 4.62m max x 4.62m max )

**Bedroom Two**

11' 3" x 10' 10" ( 3.43m x 3.30m )

**Study**

11' 2" x 10' 6" ( 3.40m x 3.20m )

**Lounge / Kitchen**

12' 1" max x 20' 10" max ( 3.68m max x 6.35m max )

**Communal Gardens**

**Allocated Parking**



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welcome to

## Parmenter Grange, High Garrett, Braintree

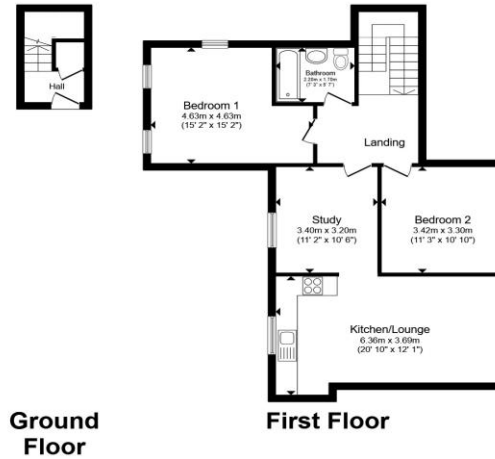
- Open Plan 21' DUAL ASPECT
- Two DOUBLE Bedroom
- Duplex Apartment
- Prestigious Development HISTORIC Building
- IMMACULATELY PRESENTED Throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 3100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Total floor area 77.1 m<sup>2</sup> (830 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110250 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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